

Z-57 & Z-58

Greater South River City Combined Neighborhood Plan

City Council
March 2, 2006

Motion #	Council Action	Notes	Votes Required for 2 nd /3 rd readings
Z-57	Approve on 2 nd /3 rd readings an ordinance amending the adopted Greater South River City Neighborhood future land use map for Tract 35 from an Office to Commercial land use designation.		5
Z-58	Approve on 2 nd /3 rd readings an ordinance rezoning Tract 35 from GR to GR-CO-NP as approved on 1 st reading.	<p>Two valid petitions have been filed:</p> <p><u>Property Owner:</u> Opposed to any zoning other than GR, GR with a CS footprint, or GR-CO-NP as approved on 1st reading.</p> <p><u>Neighborhood:</u> Opposed to any zoning other than GO or GR-CO-NP. The CO prohibits auto washing, sales and rental, exterminating services, drop-off recycling, pawn shops, bail bond services, commercial off-street parking, service station and any type of industrial uses as accessory uses; require a 10' vegetative buffer along Woodland and If-35; limit access on Woodland to right-in and left-out only</p> <p>Due to the specificity of each petition's conditions, the only action that would not trigger a supermajority vote is to rezone the property from GR to GR-NP. The NP, as proposed, would in no way add to or alter the permitted uses or development standards permitted under GR. Adding the NP in this case would merely identify the property as being located within an adopted neighborhood planning area.</p>	<p>Any zoning other than GR-NP = 6</p> <p>GR-NP = 5</p>

Tract	Land Use adopted by Council on 9/29	Current Zoning	Planning Commission	Property Owner	Neighborhood	Staff	Land Use & Zoning Approved on 1 st reading (12/1/05)	Votes Required for 2 nd /3 rd Readings
35 North-west corner of Woodland and IH-35	Office	GR	Office GO-CO-NP The CO requires a 15-foot vegetative buffer along and adjacent to IH-35	Commercial GR-NP & CS-NP (footprint only)	Office GO-CO-NP The CO would require a 15-foot vegetative buffer along and adjacent to IH-35	Commercial GR-CO-NP The CO would prohibit automotive sales and washing	Commercial GR-CO-NP The CO would prohibit automotive sales and washing	Any zoning other than GR-NP = 6 GR-NP = 5